

City of Burien

BURIEN PLANNING COMMISSION

May 27, 2015

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the May 27, 2015, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Joey Martinez, Butch Henderson, Curtis Olsen, Amy Rosenfield and Douglas Weber

Absent: Brooks Stanfield

Administrative staff present: David Johanson, senior planner; Brandi Eyerly, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, to approve the agenda for the May 27, 2015, meeting. Motion passed 6-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 6-0 to approve the minutes of the April 22, 2015, meeting.

Motion was made by Vice Chair Martinez, seconded by Commissioner Olsen, and passed 6-0 to approve the minutes of the May 13, 2015, meeting.

PUBLIC COMMENT

None.

OLD BUSINESS

A. Discussion and Recommendation to the City Council on Amendments to BMC Chapter 19.40, Critical Areas

David Johanson, senior planner, briefly reviewed the objectives of the Critical Areas update and the work done to date by the commission, including the public hearing at the May 13th commission meeting. He noted the changes that had been made to the draft, in particular the changes made since the previous meeting.

Consultants Tess Brandon and Nell Lund from The Watershed Company were available to answer any questions.

Commissioner Rosenfield asked about the request staff received at the previous meeting to add the 26-acre mosaic wetland that is located in Seahurst Park to the critical areas map. Mr. Johanson said he has had the proposed new critical areas map prepared with the wetland noted based on the information received from the Neighbors of Seahurst Park and the Department of Ecology; that map will be provided to the City Council as part of the packet of proposed updates. The actual delineation of the wetland may occur sometime in the future; however, by placing it on the map at this time it will let the public know there is a wetland present at this location.

Commissioner Rosenfield asked for clarification regarding the minimum size for a buffer to be effective. Ms. Brandon replied that best available science indicates that 25 feet is the minimum, but that assumes a very high level of vegetation and functionality of the buffer. She said the consultants and staff set a minimum buffer of 50 feet in the recommendation to allow flexibility and some reduction if necessary. Mr. Johanson added that to achieve a reduction in the buffer, the property owner would have to do certain things such as buffer enhancement or averaging.

Direction/Action

Vice Chair Martinez moved to recommend the City Council adopt Attachment 1 amending BMC 19.40, critical areas, and BMC 19.10, definitions. Commissioner Henderson seconded the motion.

Motion carried 6-0.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Martinez reminded everyone that this is his last meeting; he has accepted the position of assistant coach for the Mt. Rainier High School football team and also has been coaching the Pacific Middle School Vikings football team, both very time-consuming activities. He said it has been a pleasure working with the other commissioners and the staff. Chair Clingan thanked him for his years of work on the commission and wished him luck in his new position.

DIRECTOR'S REPORT

Mr. Johanson noted that construction will begin soon on the Merrill Gardens project in Town Square.

He also told the commissioners that their recommendation to the City Council on the critical areas ordinance will advance to the City Council on Monday, June 1.

ADJOURNMENT

Direction/Action

Vice Chair Martinez moved for adjournment; Commissioner Henderson seconded. Motion carried 6-0. The meeting adjourned at 7:17 p.m.

APPROVED: July 8, 2015

/s/ Jim Clingan, chair
Planning Commission